

CHAPTER 22
Zoning

22.17 Preservation of Topography

(Rep. & recr. #66-01)

(1) **PURPOSE.** Conditions on excavating and filling of lots or portions thereof are required in order to preserve the natural topography as much as possible and in order to protect against dangers and damage caused by man-made changes to the existing topography, and to avoid unsightly and hazardous exposed earth sections.

(2) **CONDITIONS.**

- a. If the difference in grade between two (2) adjacent lots along a lot line is to be not greater at any point than two (2) feet, this difference in levels may be slopped toward or away from the lot line at a gradient of one (1) foot vertical or three (3) feet horizontal, and as soon as practical must be covered adequately with top soil and sodded to prevent erosion; or a retaining wall of stone or other suitable masonry material shall be constructed to preserve the higher ground. Within a single lot, any excavation or fill not exceeding two (2) feet, and not involving an area in excess of 4,000 square feet shall be subject to the aforesaid requirements.
- b. If the difference in grade between two adjacent lots along a lot line is to be greater at any point than two (2) feet, the following procedure shall be followed:
 1. No slope to be covered with sod, grass seed, or other natural plant material may exceed a gradient of one (1) foot vertical and three (3) feet horizontal.
 2. A slope protected by rip-rap construction shall not exceed a gradient of one (1) foot vertical to one (1) foot horizontal.
 3. A difference in adjacent grades may be protected by a retaining wall providing that the wall is constructed in such a manner as not to collapse. No retaining wall shall exceed four (4) feet in height unless it has been engineered by a registered engineer, architect, or landscape architect who shall certify that such higher wall will not collapse.